

CITY OF MINNEAPOLIS

At a Glance: Phillips West

Department of Regulatory Services

September 1, 2015



Minneapolis
City of Lakes



Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Conversion & CHOWN (Change of Ownership)

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

VBR (Vacant Building Registry)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Phillips West Profile

as of 9/1/15



Assessor's Land Use for All Properties

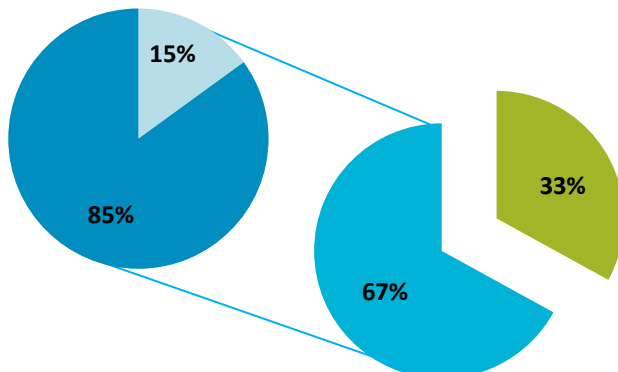
	Count	%
Bar, Restaurant, Club, Entertain.	05	0.6%
Comm Work Shop	06	0.7%
Common Area	02	0.2%
Garage or Misc. Residential	11	1.3%
*Group Residence	06	0.7%
Ind. Warehouse, Factory	05	0.6%
Institution, School, Church	12	1.5%
Misc. Commercial	00	0.0%
*Mixed Comm., Res, Apt	06	0.7%
*Multi Family (Residential)	209	25.5%
Not Available	00	0.0%
Office	35	4.3%
Public Accommodations	00	0.0%
Retail	21	2.6%
*Single Family (Residential)	387	47.2%
Sport or Recreation Facility	00	0.0%
Utility	01	0.1%
Vacant Land	106	12.9%
Vehicle Related Use	08	1.0%
Grand Total	820	100.0%

[Click here to see a complete neighborhood business directory.](#)

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units

condo 4+ Units
non-condo 1 - 3 Units



Rental Licensed Parcels

Total Rental Licenses	228
Parcels with Rental Licenses	227
Rental Units	1,472
Average Rental Units	6.5
Rentals / Total Residential	37.3%

Conversions and CHOWNs

	2014	Last 5 Years
Parcels with Conversions	04	13
Parcels with Change of Ownerships	04	42

Rental License Applicants

by Area of Residence:	Licenses	%
Minneapolis	141	62.9%
St. Paul	06	2.7%
Rest of Metro Area	62	27.7%
Rest of Minnesota	02	0.9%
Out of State	12	5.4%
Out of Country	01	0.4%

Rental Licensed Parcels

by Paid Unit Counts	Parcels	%	Total %
1 Unit	65	28.6%	28.6%
Condo Units	10	15.4%	
Non-Condo Units	55	84.6%	
2 Units	69	30.4%	59.0%
3 Units	18	7.9%	67.0%
4-5 Units	36	15.9%	82.8%
6-10 Units	17	7.5%	90.3%
11-15 Units	03	1.3%	91.6%
16-20 Units	08	3.5%	95.2%
21-30 Units	04	1.8%	96.9%
31+ Units	07	3.1%	100.0%
Grand Total	227	100.0%	100.0%

Phillips West Profile *as of 9/1/15*

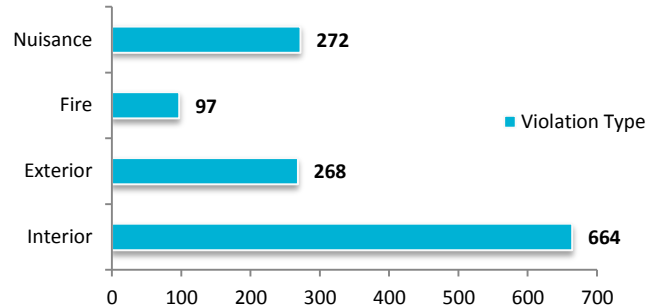


Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	206	1,301
Interior Violations	133	664
Exterior Violations	56	268
Fire Violations	38	97
Nuisance Violations	131	272
Total Police Calls	377	5,278

**Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.*

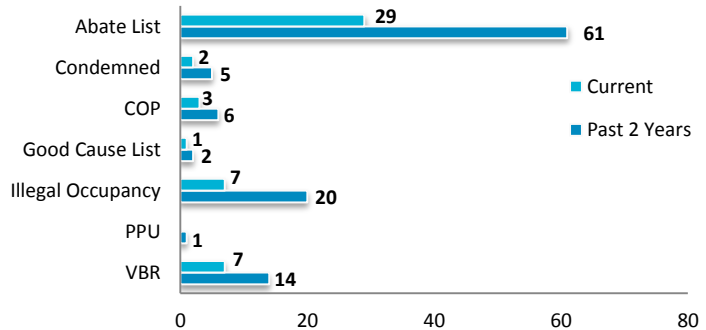
Violation Types (Last 2 Years)



<u>Parcels with Serious Flags</u>	<u>Past 2 years</u>	<u>Current</u>
VBR	14	07
Condemned	05	02
Illegal Occupancy	20	07
PPU	01	00
Good Cause List	02	01
COP	06	03
Abate List*	61	29

**Historical Abate List data is only available for the last year*

Parcels with Serious Flags

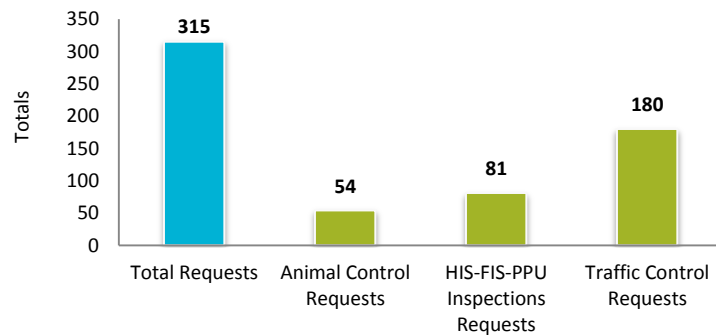


Regulatory Services 311

Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	1,643	100.0%
Total	315	19.2%
Animal Control	54	3.3%
HIS-FIS Inspections	81	4.9%
Traffic Control	180	11.0%

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	22,895	100.0%
Total	3,000	13.1%
Snow Emergency*	601	2.6%
Non-Snow Emergency	2,399	10.5%

**Snow Emergency citations span from December 2013 through March 2014*

Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Ward Total	00	0.0%
Total	00	0.0%

Phillips West Demographic Profile



Phillips West Demographic Summary

Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	4,994	1,358	3,636	295	2,715	2,289	2,103	186
Percentage	100.0%	27.2%	72.8%	45.6%	54.4%	100.0%	45.9%	8.1%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	1,110	819	2,774	0	132	0	159
Percentage	22.2%	16.4%	55.5%	0.0%	2.6%	0.0%	3.2%

Data Source:	2008-2012 American Community Survey									
Category:	Education					Language	Household Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	1,060	762	687	442	160	2,785	1,685	1,832	112	159
Percentage	34.10%	24.50%	22.10%	14.20%	5.10%	62.30%	37.70%	87.1%	5.3%	7.6%

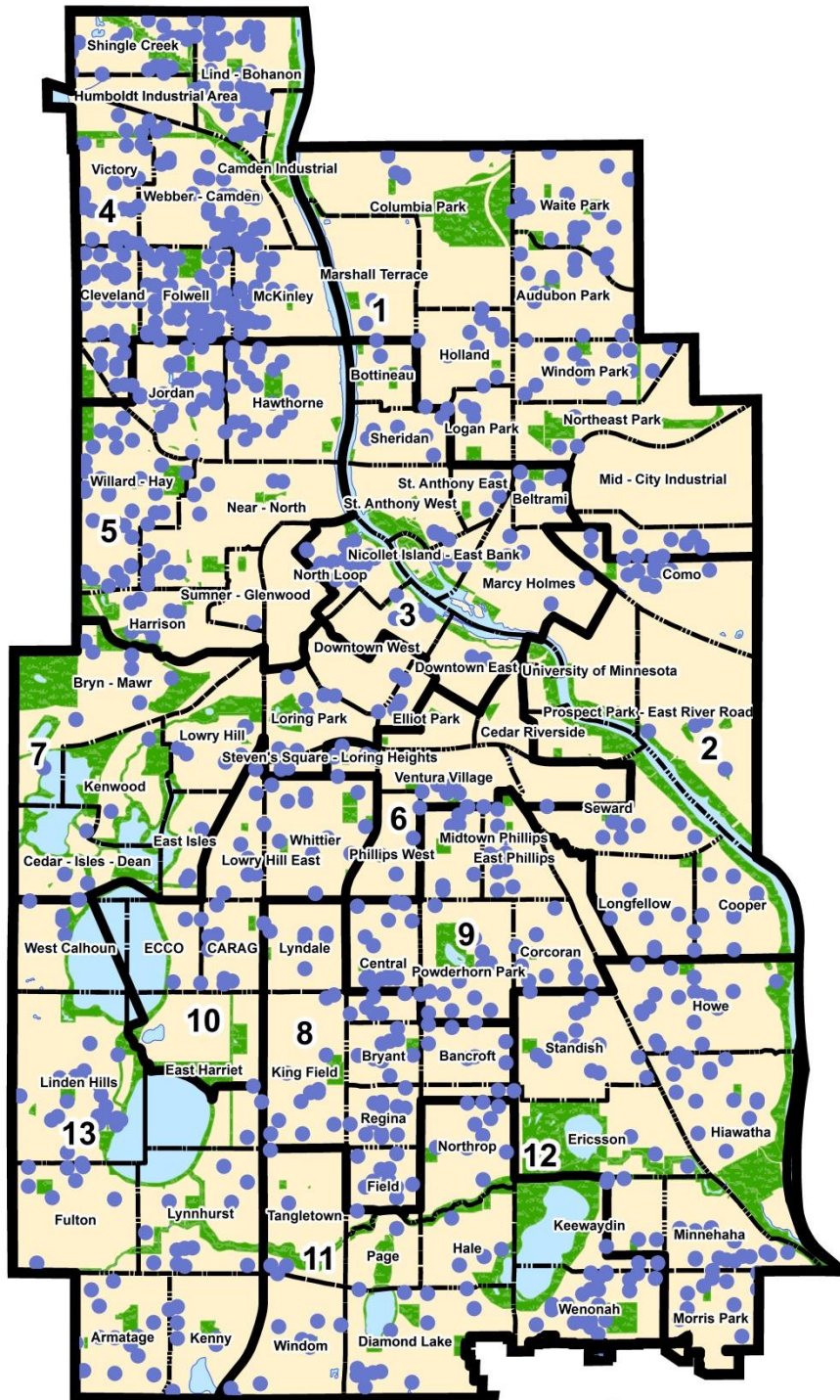
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>
CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

Summary

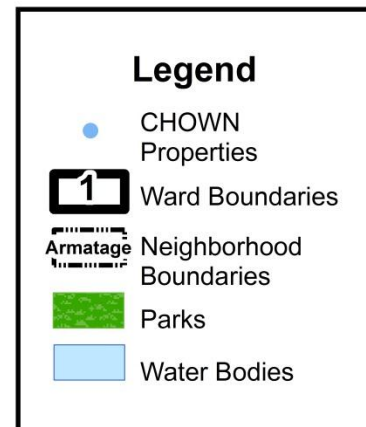
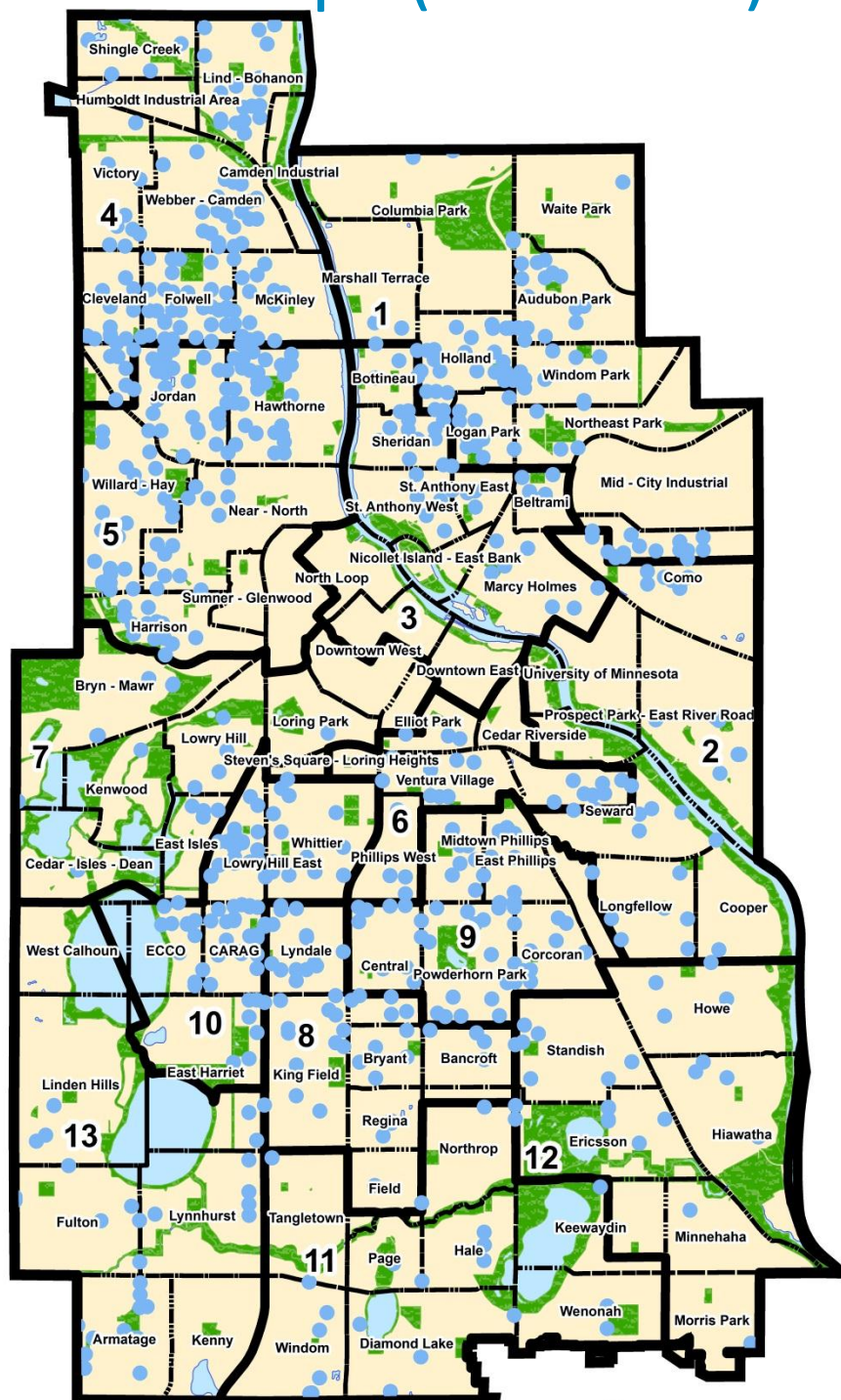
Ward	Conversions	Total Percentage of Properties
01	86	8.2%
02	44	4.2%
03	83	7.9%
04	253	24.2%
05	111	10.6%
06	18	1.7%
07	55	5.3%
08	69	6.6%
09	58	5.5%
10	37	3.5%
11	75	7.2%
12	83	7.9%
13	74	7.1%

Total Properties: 1,046

0 0.5 1 2 Miles



Citywide Rental License Change of Ownerships (CHOWNs) in 2014



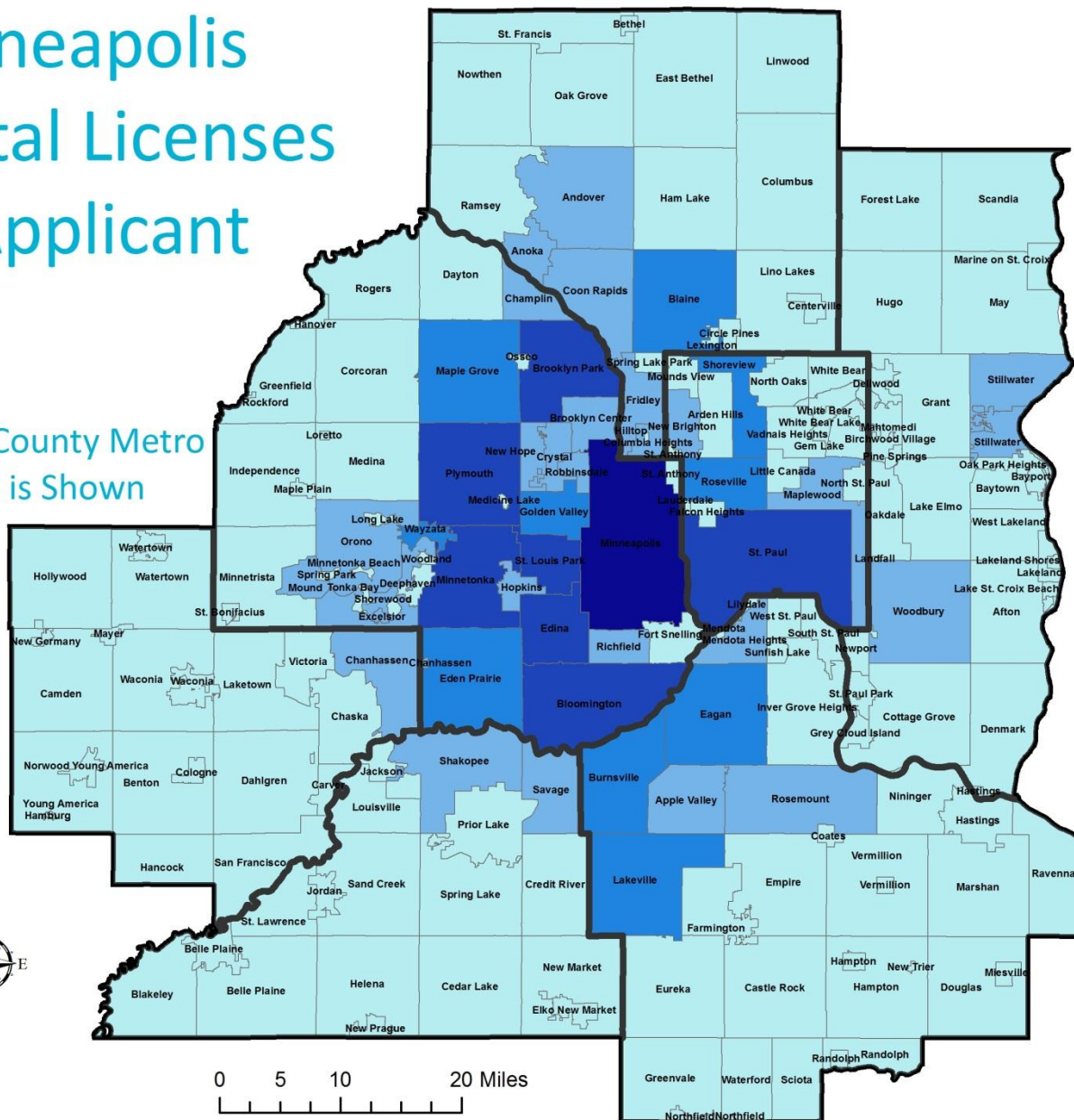
Summary		
Ward	CHOWNs	Total Percentage of Properties
01	91	12.8%
02	31	4.4%
03	39	5.5%
04	130	18.3%
05	118	16.6%
06	30	4.2%
07	18	2.5%
08	48	6.7%
09	53	7.4%
10	74	10.4%
11	25	3.5%
12	24	3.4%
13	31	4.4%
Total Properties: 712		

0 0.5 1 2 Miles



Minneapolis Rental Licenses by Applicant City

*Only 7-County Metro Area is Shown



Legend

County Boundaries

Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

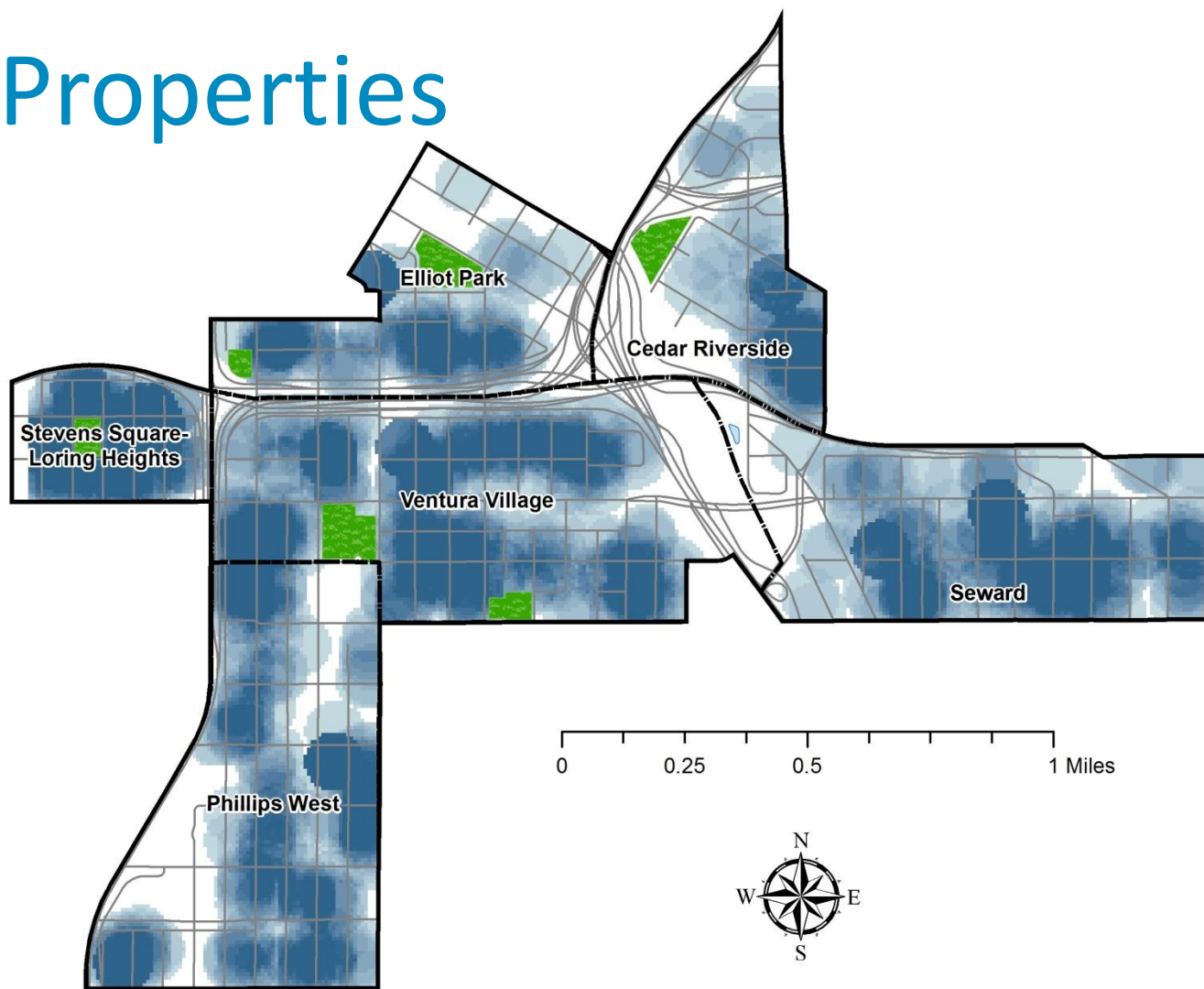
Location of Rental Licenses Applicants in Ward 6

Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	767	70.6%
7-County Metro Area	233	21.5%
Rest of Minnesota	23	2.1%
Out of State	60	5.5%
Out of Country	03	0.3%
Grand Total	1,086	100.0%

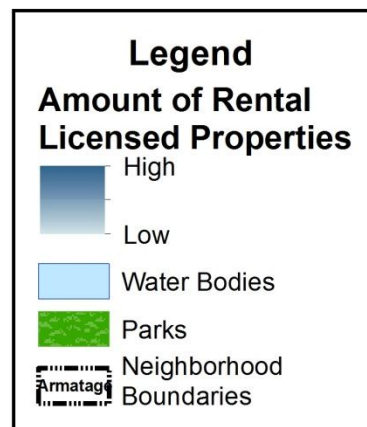
Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
Total	15,642
% of Total Rental Licenses	73.0%

Ward 6 Rental Properties



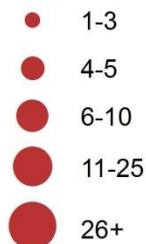
Summary		
Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Cedar-Riverside	73	6.9%
Elliot Park	93	8.8%
Phillips West	222	21.0%
Seward	201	19.0%
Steven's Square/Loring Heights	146	13.8%
Ventura Village	287	27.1%
Totals	1,059	100.0%



Phillips West Rental Properties

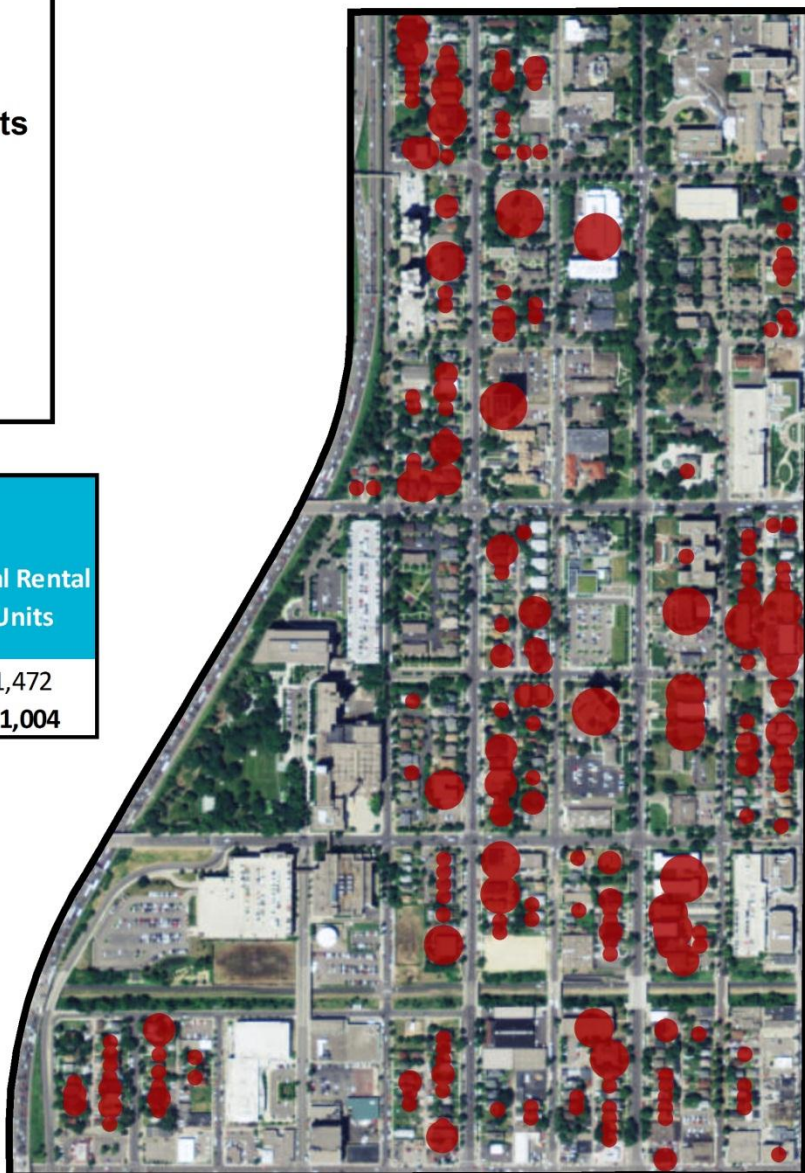
Legend

Rental Licensed Properties by Paid Units



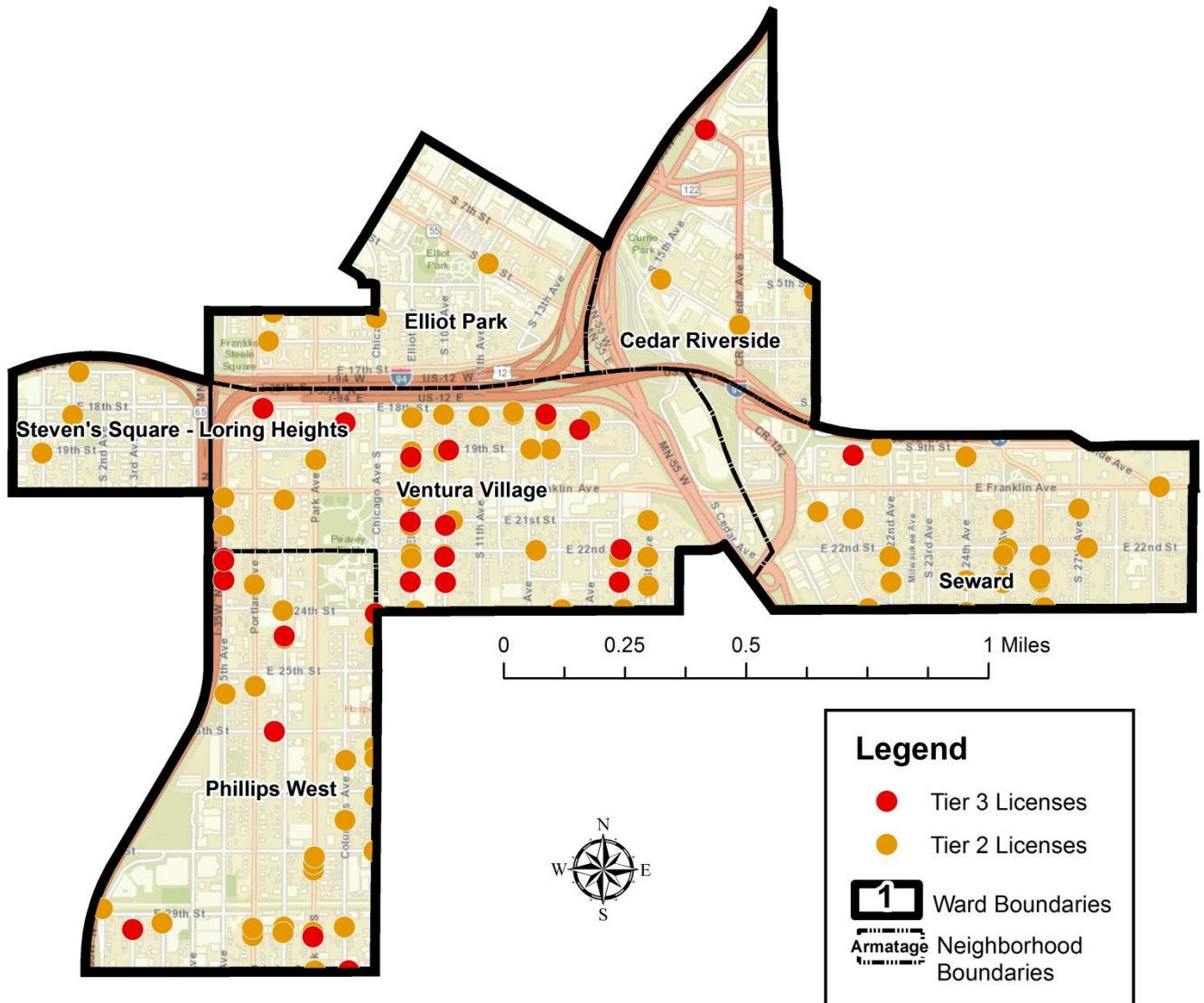
Summary

Neighborhood	Rental Licensed Properties	Total Rental Units
Phillips West	227	1,472
Ward Total	1,059	11,004



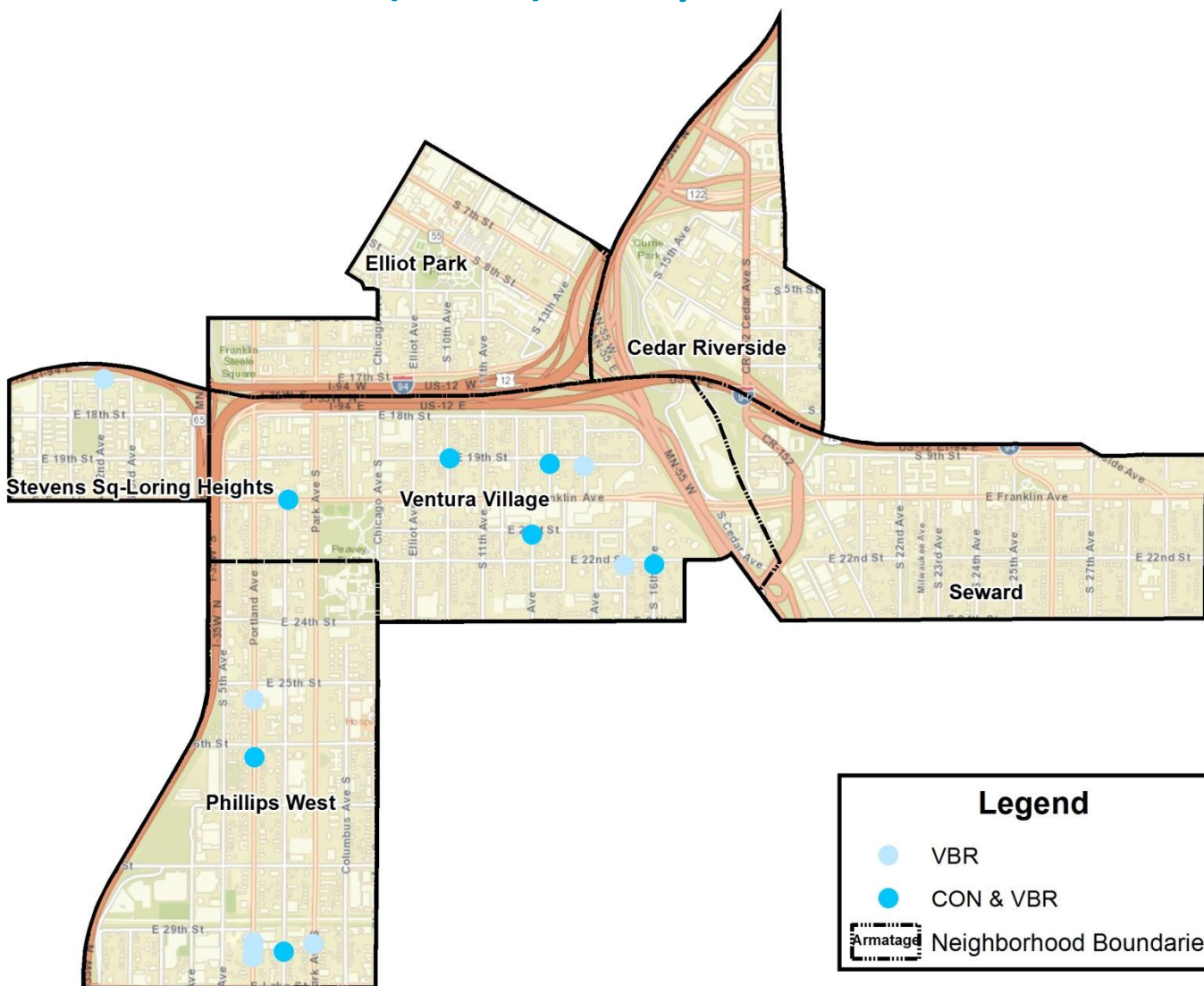
0 0.125 0.25 0.5 Miles

Ward 6 Tier 2 and Tier 3 Rental Licenses



Summary				
Neighborhood	Tier 2 Licenses	Tier 3 Licenses	Total Licenses	% of Total Licenses
Cedar-Riverside	03	03	06	5.0%
Elliot Park	04	00	04	3.3%
Phillips West	25	09	34	28.1%
Seward	23	01	24	19.8%
Steven's Square-Loring Heights	03	00	03	2.5%
Ventura Village	37	13	50	41.3%
Ward 6 Totals	95	26	121	100.0%

Ward 6 Condemned (CON) and Vacant (VBR) Properties



Legend	
●	VBR
●	CON & VBR
Armatage	Neighborhood Boundaries

Summary			
Neighborhood	CON	VBR	CON & VBR
Cedar-Riverside	00	00	00
Elliot Park	00	00	00
Phillips West	00	05	02
Seward	00	00	00
Stevens Square-Loring Heights	00	01	00
Ventura Village	00	02	05
Ward Total	00	08	07

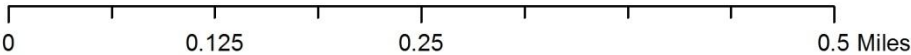
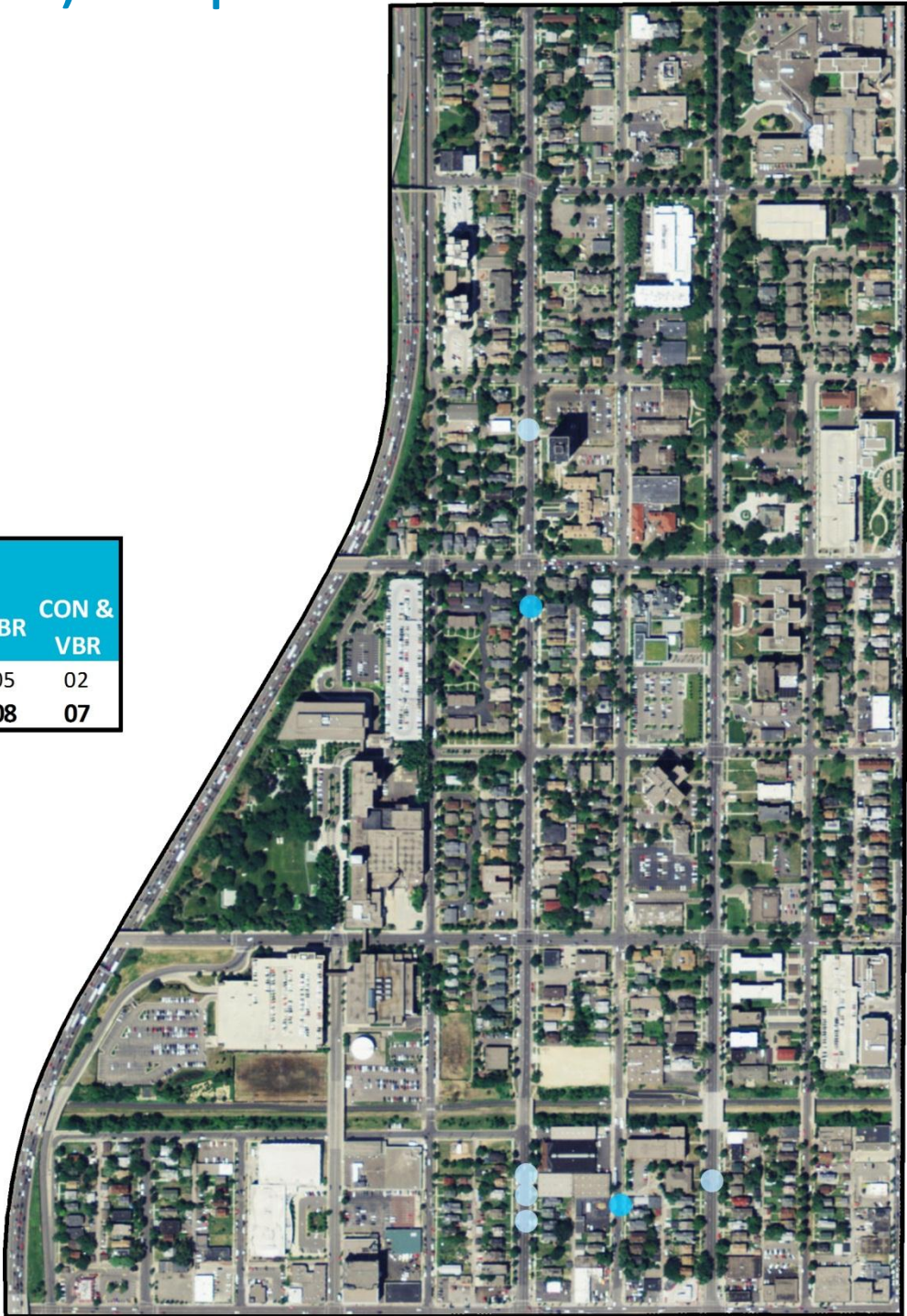
Phillips West Condemned (CON) and Vacant (VBR) Properties

Legend

VBR

CON & VBR

Summary			
Neighborhood	CON	VBR	CON & VBR
Phillips West	00	05	02
Ward Total	00	08	07

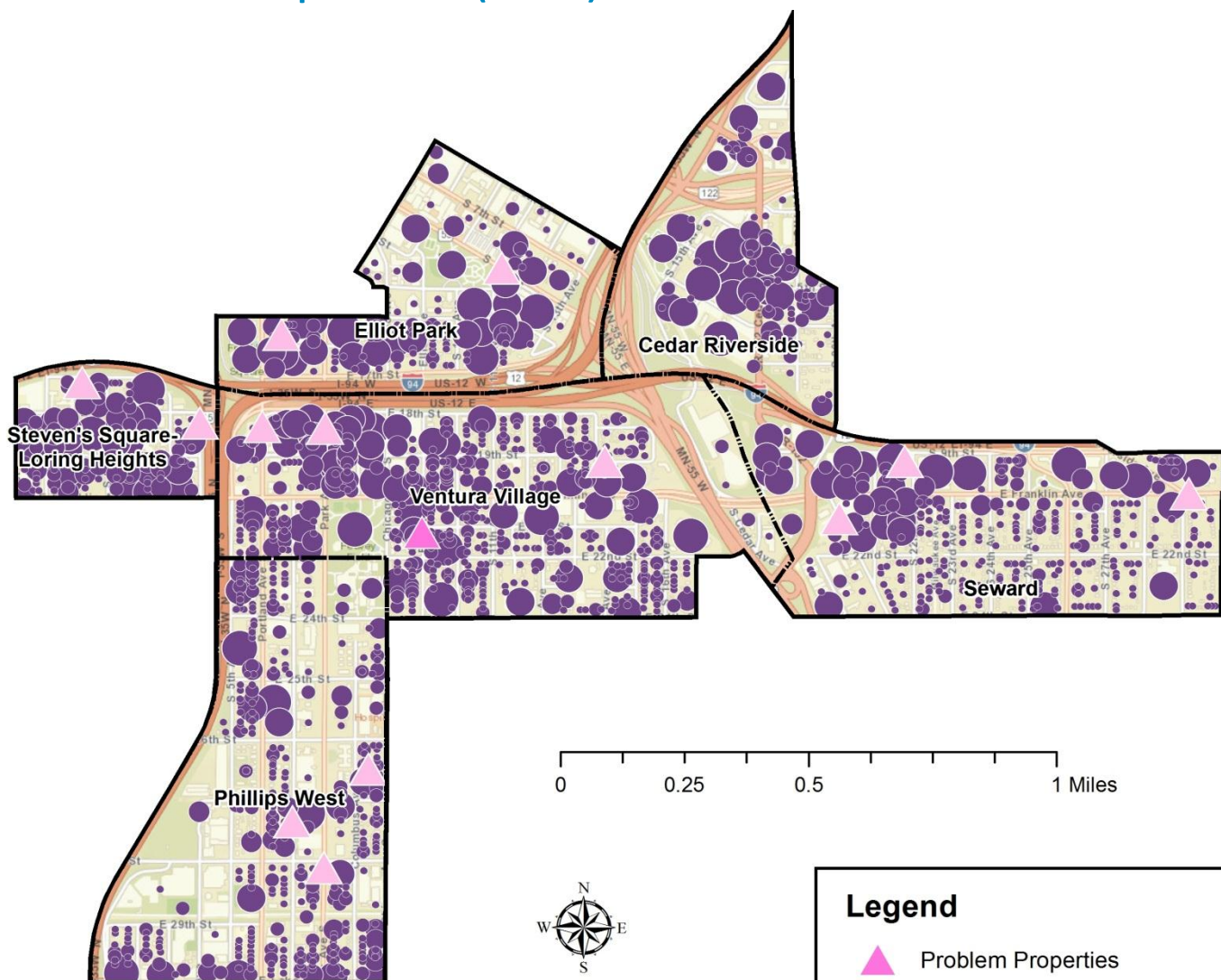


Minneapolis
Regulatory Services

Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
August 26, 2015

[Check out our online interactive vacant and condemned property map](#)

Ward 6 Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



Summary							
Neighborhood	COP	PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Cedar-Riverside	00	00	37	24	08	14	07
Elliot Park	02	00	70	17	09	22	04
Phillips West	03	00	263	83	17	10	04
Seward	03	00	231	31	07	22	06
Steven's Square-Loring Heights	02	00	42	26	26	20	02
Ventura Village	03	01	298	114	20	44	08
Totals	13	01	941	295	87	132	31
Total Properties: 1,486							

Legend

- Problem Properties
- Conduct on Premise

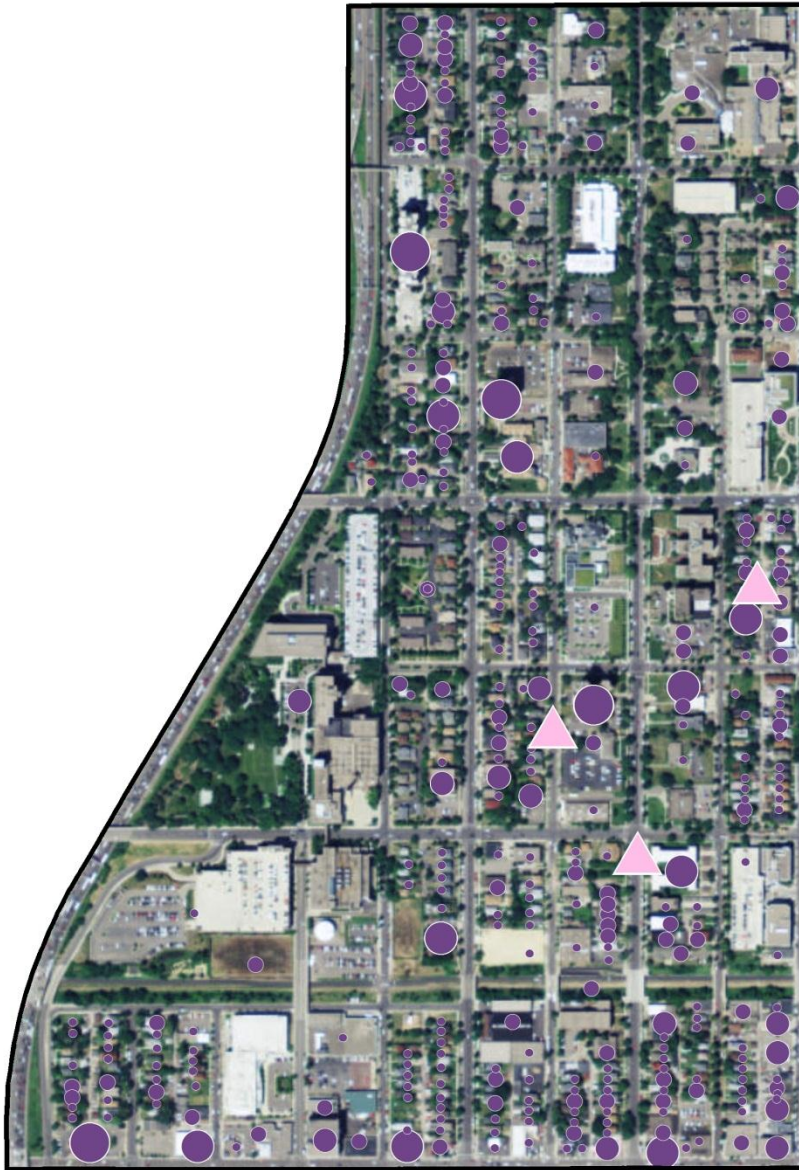
Total Police Calls in the Last 2 Years

- 1 to 10 Police Calls
- 11 to 30 Police Calls
- 31 to 50 Police Calls
- 51 to 200 Police Calls
- 201+ Police Calls

Neighborhood Boundaries

Phillips West Conduct on Premise (COP)






Properties with Police Calls (Past 2 Years)



Legend

 Conduct on Premise

Total Police Calls in the Last 2 Years

-  1 to 10 Police Calls
-  11 to 30 Police Calls
-  31 to 50 Police Calls
-  51 to 200 Police Calls
-  201+ Police Calls

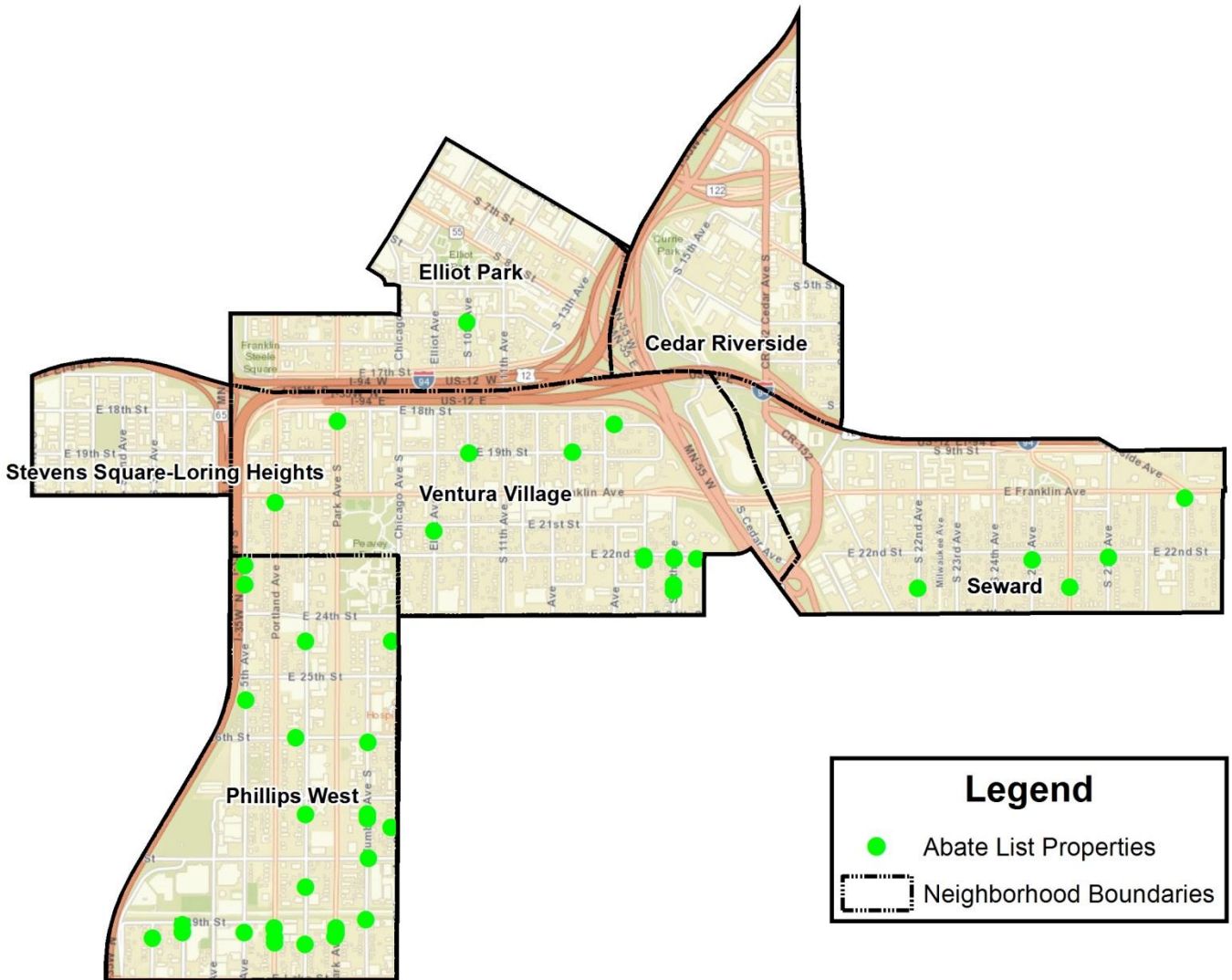
 Neighborhood Boundaries

Summary

Neighborhood	COP	PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Phillips West	03	00	263	83	17	10	04
Total Properties: 377							

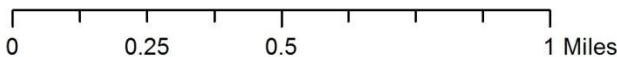
0 0.125 0.25 0.5 Miles

Ward 6 Abate List Properties



Abate List Properties

Neighborhood Boundaries



Summary	
Neighborhood	Amount of Abate List Properties
Cedar-Riverside	00
Elliot Park	01
Phillips West	29
Seward	05
Stevens Square-Loring Heights	00
Ventura Village	13
Ward Total	48

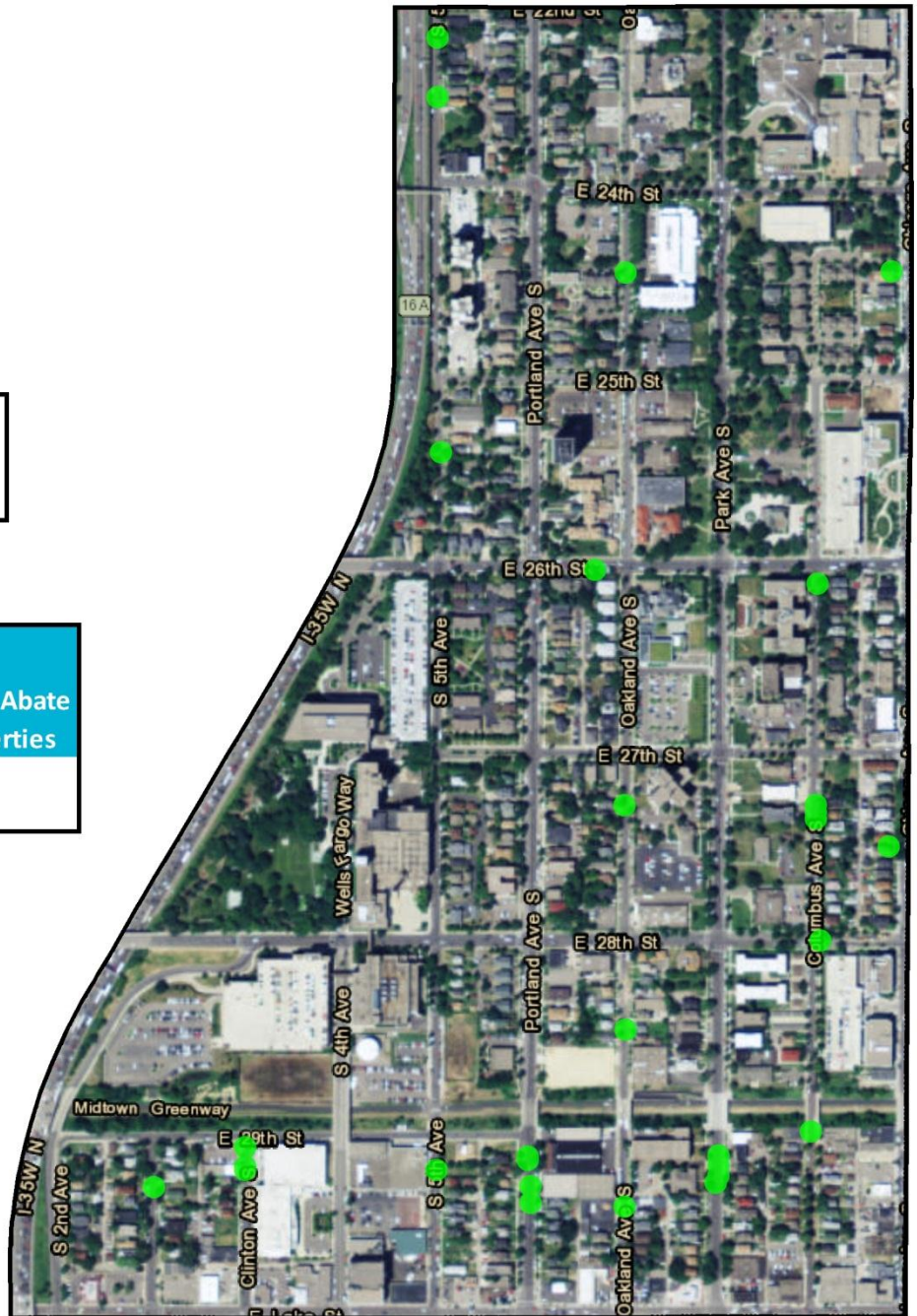
Phillips West Abate List Properties

Legend

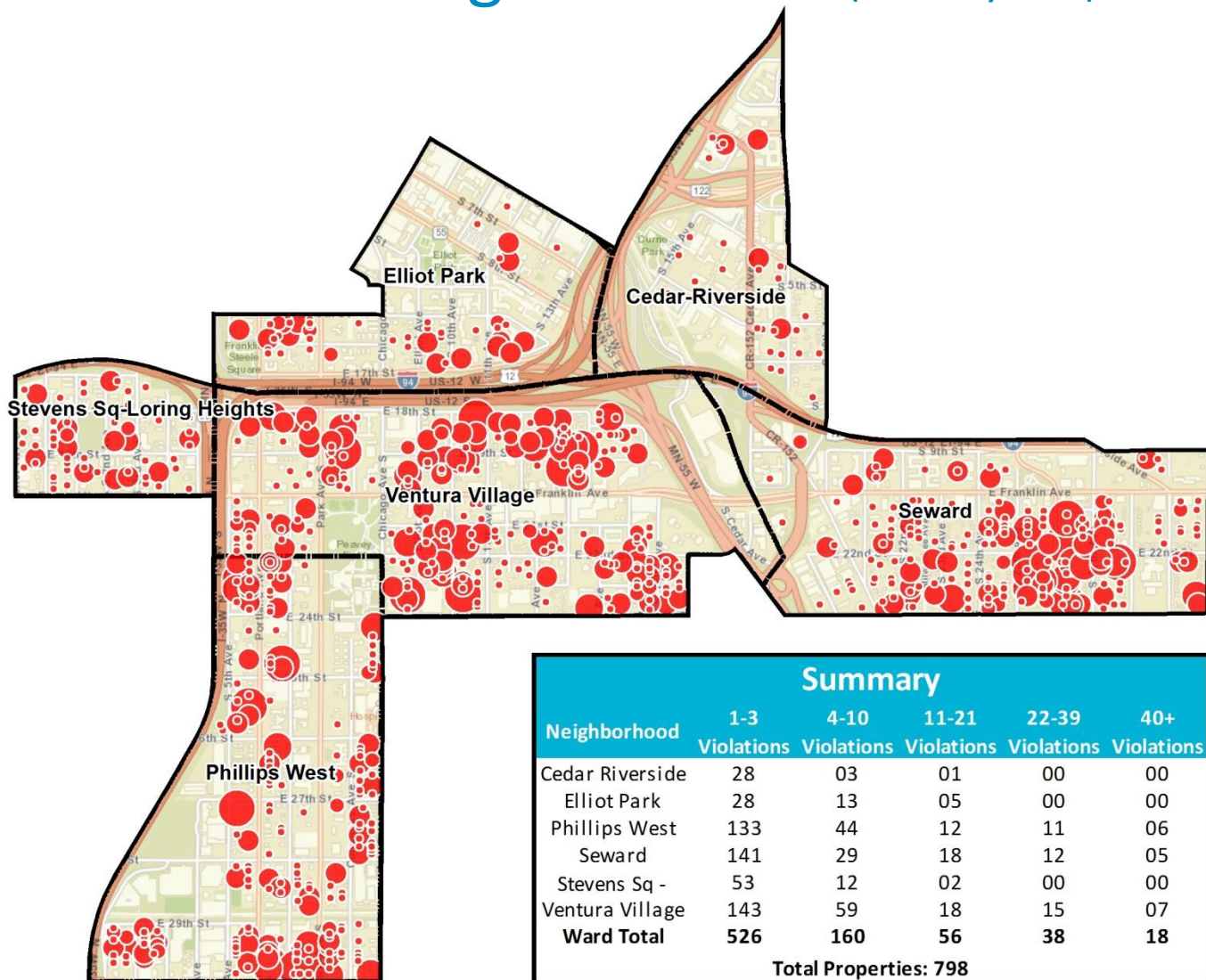
- Abate List Properties

Summary

Neighborhood	Amount of Abate List Properties
Phillips West	29
Ward Total	48



Ward 6 Housing Violations (Last 2 years)



0 0.25 0.5 1 Miles

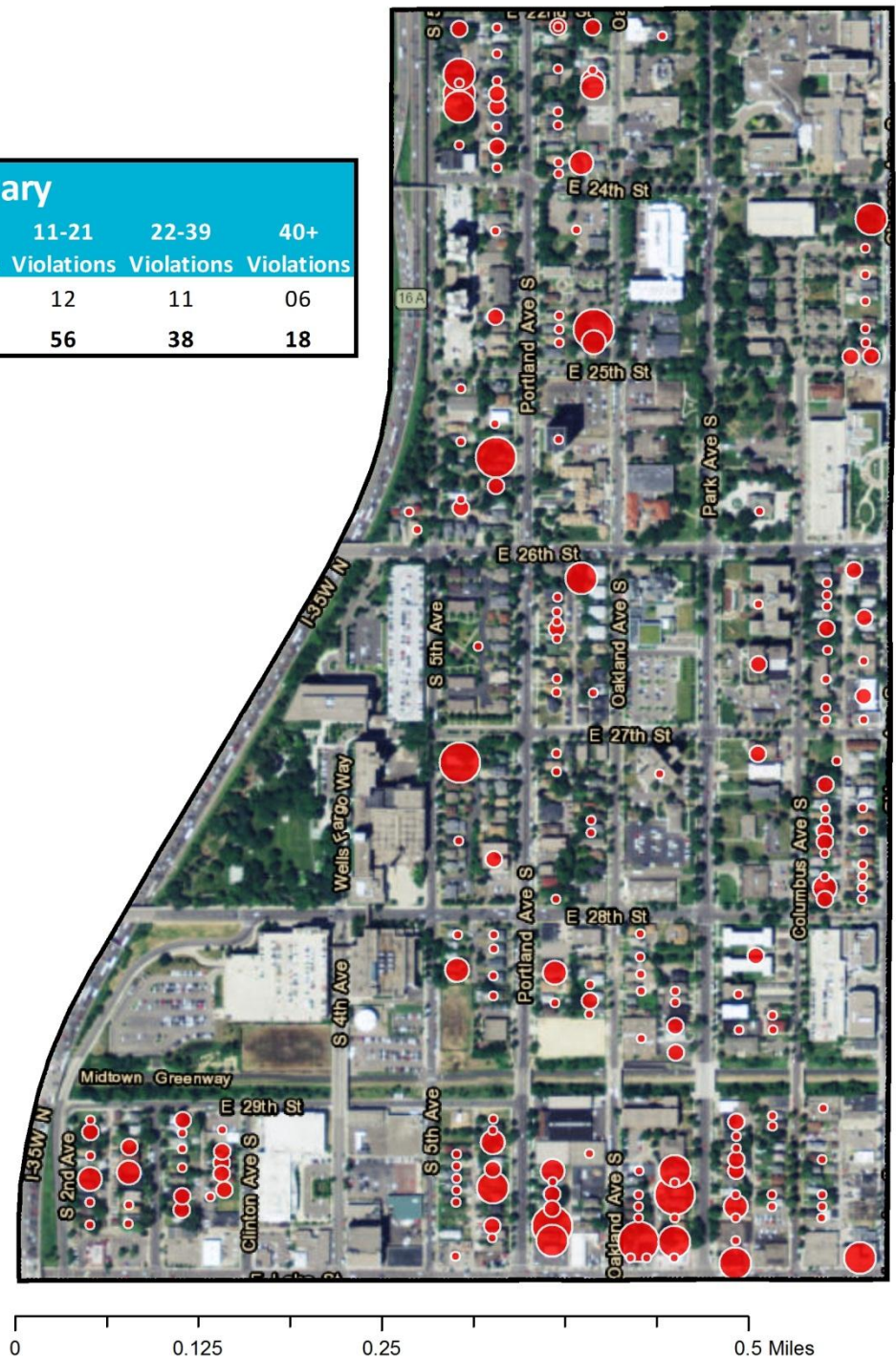
Legend

Total Violations in the Last Two Years

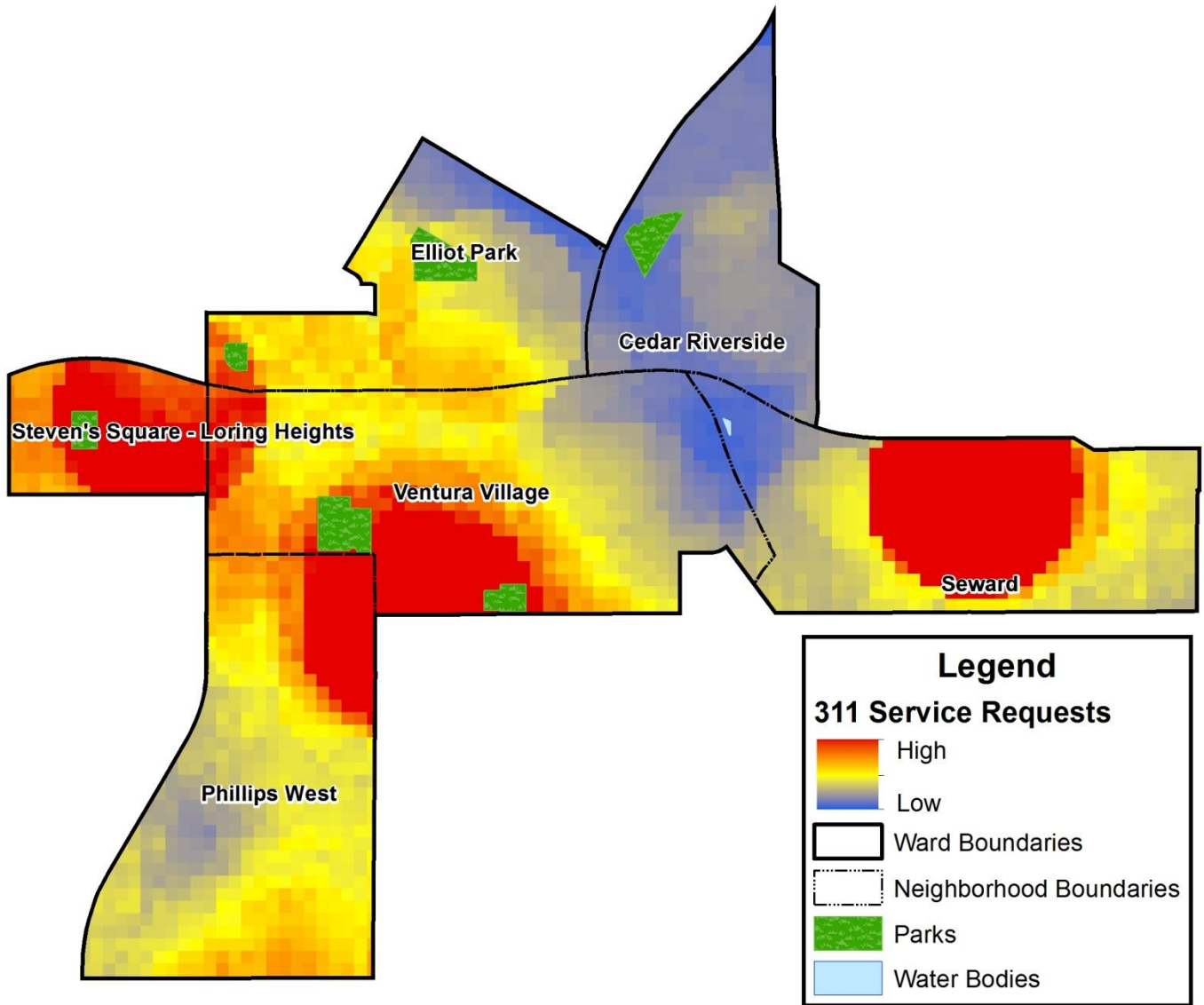
- 1-3 Violations
- 4-10 Violations
- 11-21 Violations
- 22-39 Violations
- 40+ Violations

Phillips West Housing Violations (Last 2 years)

Summary					
Neighborhood	1-3 Violations	4-10 Violations	11-21 Violations	22-39 Violations	40+ Violations
Phillips West	133	44	12	11	06
Ward Total	526	160	56	38	18



Ward 6 2014 311 Service Requests

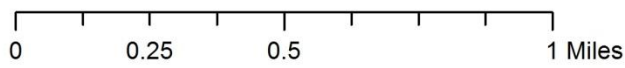
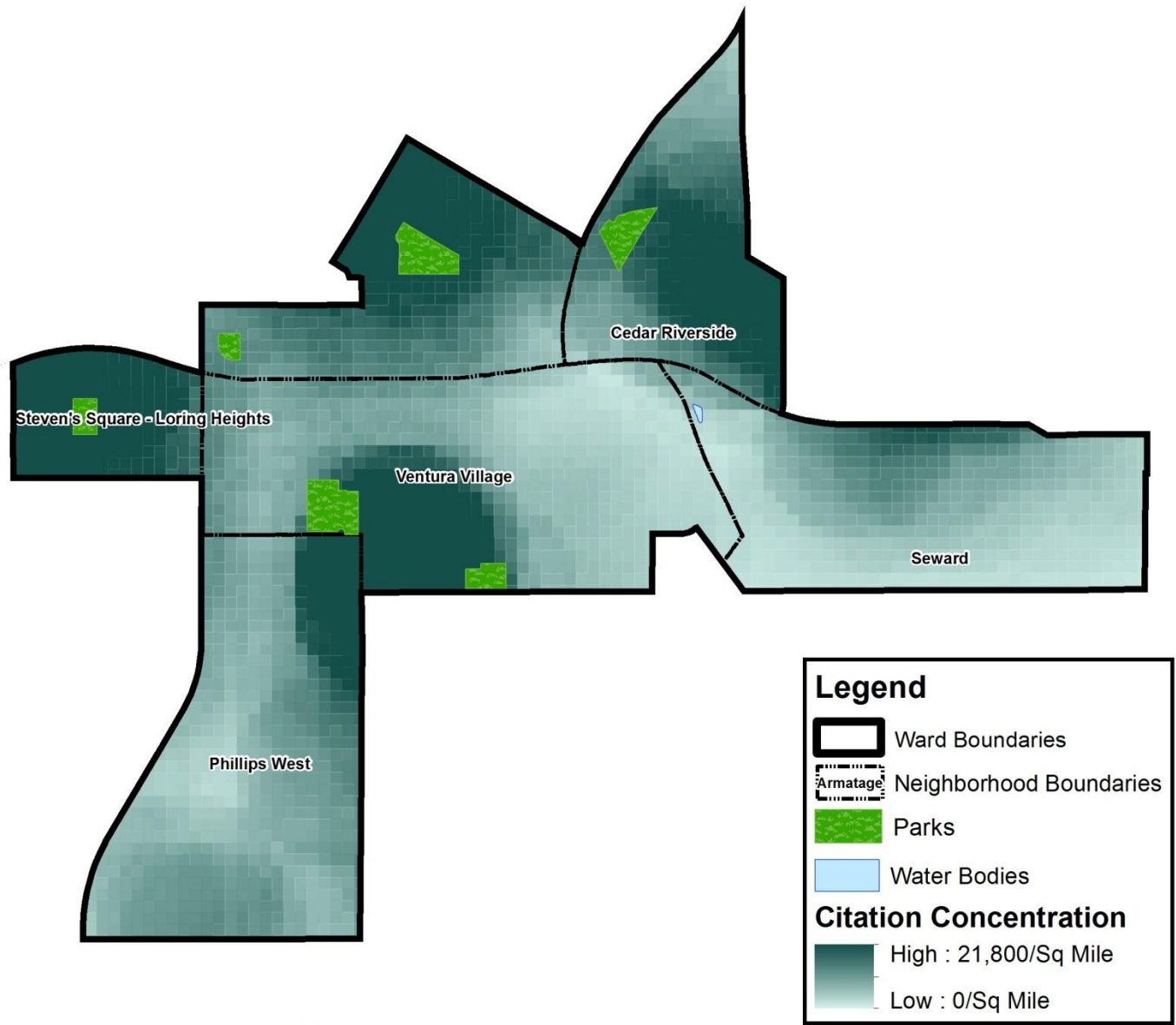


0 0.25 0.5 1 Miles

Summary

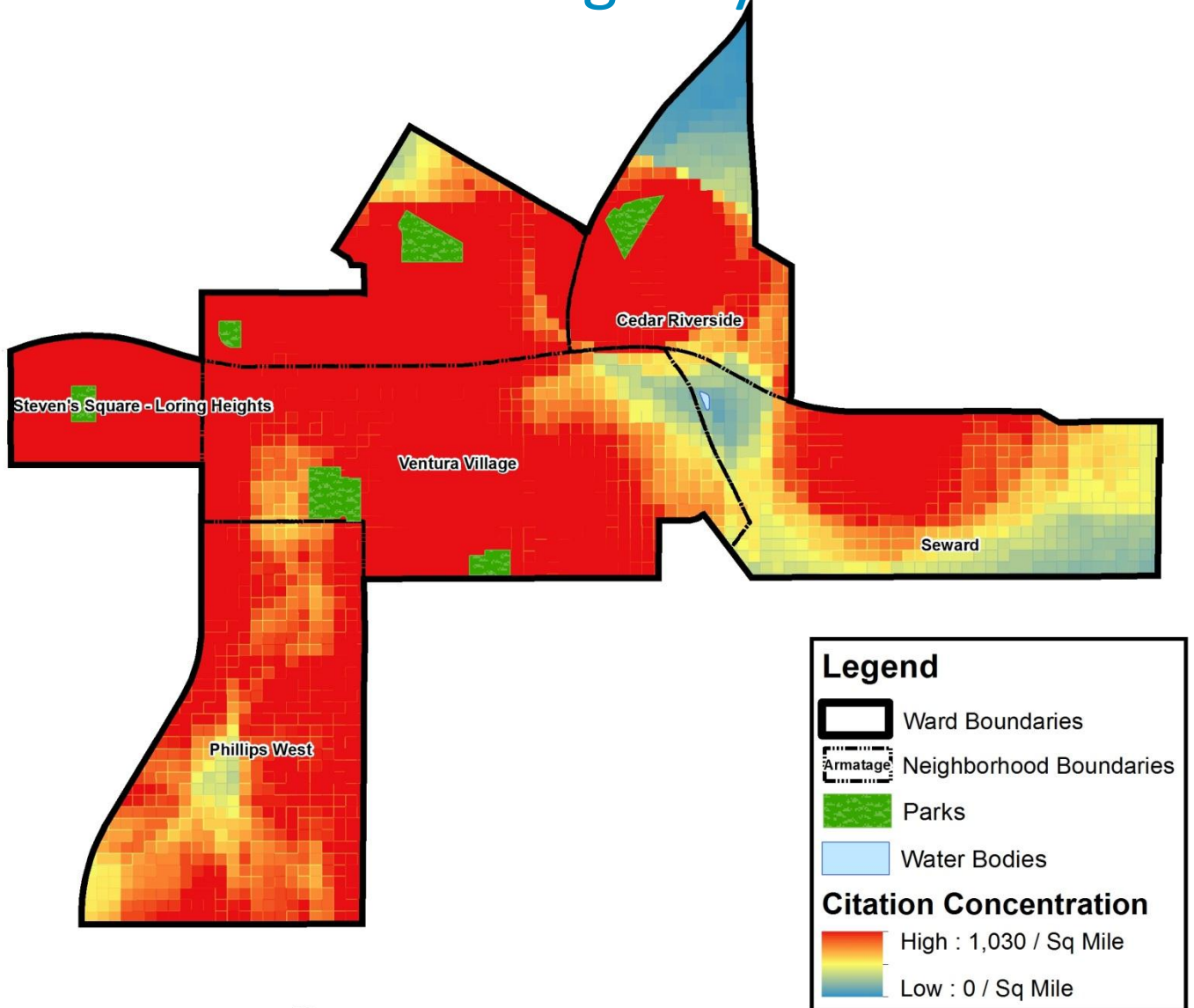
Neighborhood	Animal Control	FIS-HIS-PPU	Traffic Control	Grand Total
Cedar-Riverside	08	12	50	70
Elliot Park	15	14	118	147
Phillips West	54	81	180	315
Seward	25	53	413	491
Stevens Sq-Loring Hts	28	20	184	232
Ventura Village	63	93	232	388
Total:	193	273	1,177	1,643

Ward 6 2014 Traffic Control Citations



Summary		
Neighborhood	Traffic Control Citations	% of City Total
Cedar-Riverside	3,836	1.7%
Elliot Park	4,357	1.9%
Phillips West	3,000	1.3%
Seward	1,985	0.9%
Stevens Sq-Loring Heights	3,992	1.8%
Ventura Village	5,725	2.5%
Ward Total	22,895	10.2%
City Total	224,640	100%

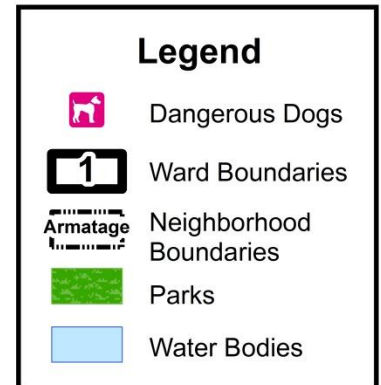
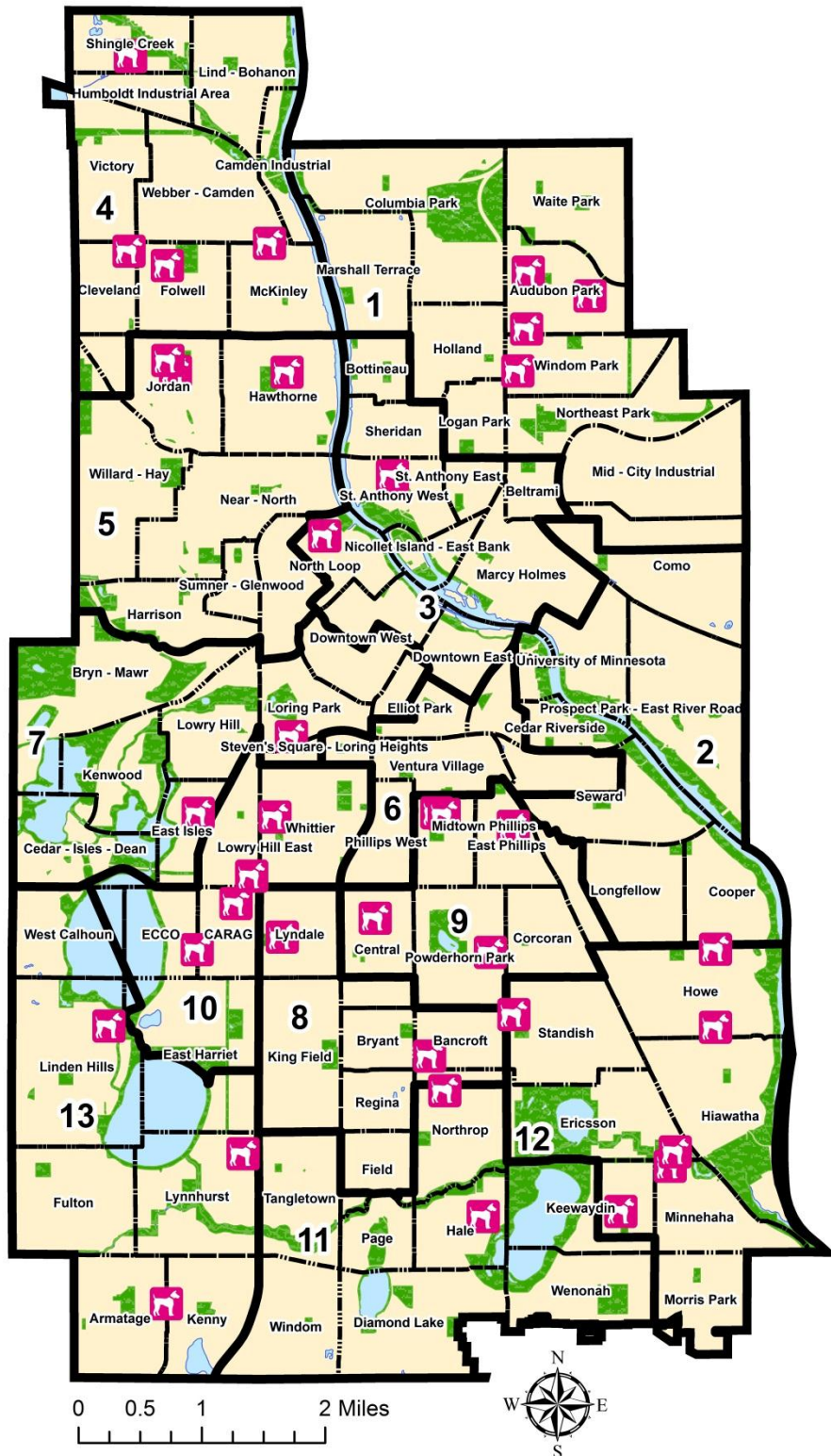
Ward 6 2013-2014 Traffic Control Winter Snow Emergency Citations



0 0.25 0.5 1 Miles

Summary		
Neighborhood	Snow	% of City
	Emergency Citations	
Cedar-Riverside	333	0.9%
Elliot Park	657	1.9%
Phillips West	601	1.7%
Seward	482	1.4%
Stevens Sq-Loring Heights	546	1.5%
Ventura Village	823	2.3%
Ward Total	3,442	9.8%
City Total	35,234	100%

Citywide Dangerous Dogs



Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	04	10.5%
02	00	0.0%
03	02	5.3%
04	05	13.2%
05	03	7.9%
06	00	0.0%
07	02	5.3%
08	02	5.3%
09	05	13.2%
10	04	10.5%
11	02	5.3%
12	06	15.8%
13	03	7.9%
Total Dangerous Dogs: 38		

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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To reach our data analysts, contact:

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Deputy Director, Operations & Business Improvement

Noah.Schuchman@minneapolismn.gov

(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>

See more Profiles:

<http://www.ci.minneapolis.mn.us/regservices/profiles>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control